



Hereford Way, Boroughbridge

£260,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

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Hereford Way,
York YO51 9PA

Est. 1871

£260,000

A modern three-bedroom terrace home offering spacious living accommodation positioned within this highly popular development. The property is crucially available for sale with vacant possession and no forward chain.

The property is entered via a double glazed door into the entrance hall which benefits from a convenient downstairs WC.

Accessed off the entrance hall is the spacious sitting room which has a feature panelled wall and a uPVC window to the front elevation allowing light to flow into the room.

Located towards the rear of the property is the open plan dining kitchen. The kitchen has a combination of base and wall storage units with laminate preparation surfaces incorporating a stainless steel sink with mixer tap over. There is an integrated Electrolux oven and four ring Zanussi gas hob as well as space for a washing machine, dishwasher and fridge/freezer. The kitchen also has ample space for a freestanding dining table and there are French doors to the rear elevation leading out to the garden as well as a useful understairs cupboard for storage.

Stairs from the entrance hall lead up to the first floor living accommodation. Located on the first floor are three well-proportioned bedrooms, the house bathroom and a useful



Tenure: Freehold
Services/Utilities: All mains and services are understood to be connected
Broadband Coverage: Up to 1600* Mbps download speed
Council Tax: C - North Yorkshire Council
EPC Rating: B (85)
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.



storage cupboard on the landing.

Bedroom one is a good sized double with a feature panel wall and is served by a modern ensuite shower room.

The house bathroom comprises a three-piece suite including bathtub with shower over, low flush WC and wash hand basin with mixer tap over.

To the outside, the property has an enclosed rear garden which has both flagged patio and lawned areas. There is also a convenient timber storage shed.

At the front of the property are two allocated car parking spaces and a flagged path leading up to the front door.

This property is available for sale with vacant possession and no forward chain and it is therefore as agents that we strongly recommend an internal inspection.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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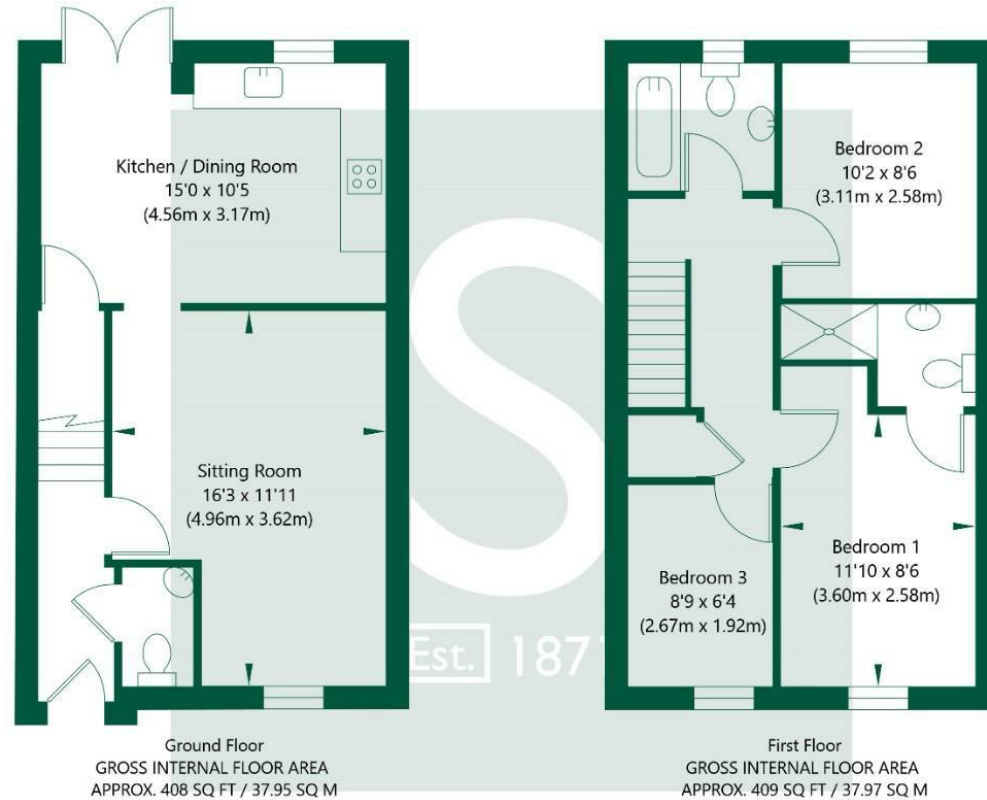
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R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

Associate Partners:

N Lawrence
I Jarvis MNAEA

York: 01904 625533
Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 817 SQ FT / 75.92 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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